

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION ADJOURNED REGULAR MEETING OF APRIL 6, 2005 7:00 p.m. CITY COUNCIL CHAMBERS

- A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.
- B. ROLL CALL**
- C. ITEMS TO BE DELETED OR ADDED**
- D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.
- E. AGENDA**

CONTINUED ITEMS

- 1. **GENERAL PLAN UPDATE PROJECT, DRAFT HILLSIDE DESIGNATION (PUBLIC HEARING, LIMITED TO 1.0 HOURS)** -The project is a comprehensive update to the City's General Plan, which was originally adopted in 1973. A Draft General Plan document has been prepared based on public input received in various public workshops over the past two years. The draft document has been designed to respond to and reflect the City's changing conditions and community goals in order to guide the City's development during the next twenty years. The project boundaries include all of the City's corporate limits and the Sphere of Influence in the San Bernardino County unincorporated areas generally located south of Redlands Boulevard, east of California Street, south of Barton Road and west of the San Timoteo Creek Channel, and the southeast portion of the South Hills area into San Timoteo Canyon and south to the Riverside County line. The Draft General Plan document addresses issues and sets broad policies related to Land Use, Community Design, Circulation, Economic Development, Housing, Conservation, Open Space, Noise, Safety, Public Services and Facilities, and Historic Preservation.

REVIEW THE DRAFT HILLSIDE DESIGNATION TEXT (LAND USE ELEMENT, SECTION 2.2.3)

STAFF RECOMMENDATION:

- The recommendation is for the Planning Commission to approve the Draft Hillside Designation text for inclusion in the Land Use Element (2.0) and forward the document to the City Council for a meeting in April 2005.

2. **GENERAL PLAN AMENDMENT (GPA) NO. 03-02; ZONE CHANGE (ZC) NO. 03-02; TENTATIVE TRACT MAP (TTM) NO. 15738; PRECISE PLAN OF DESIGN (PPD) NO. 04-08; AND, DEVELOPMENT AGREEMENT (PUBLIC HEARING ITEM – LIMITED TO 30 MINUTES):** The project is a residential subdivision of approximately 2.5 acres into 16 lots with attached and detached single-family residential units. The proposal includes an amendment to the General Plan Land Use Map from Low Density (1 to 4 dwelling units per acre) to Medium Density (5.1-9 dwelling units per acre), and a Zone Change from Single Family Residential (R-1) to Planned Community (PC). A Planned Community document will replace the traditional zoning and development standards. The proposal also includes a Tentative Tract Map and Precise Plan of Design for the subdivision and design of the site and the residences. A Development Agreement is required to meet the Redevelopment Agency's affordable housing requirements. The project site, located in the City's North Central Neighborhood adjacent to the San Timoteo Creek Channel, can be accessed from Lilac and Lane Streets.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend the following actions to the City Council:

- a. Adopt the Mitigated Negative Declaration;
 - b. Approve and adopt General Plan Amendment No. 03-02 and Zone Change No. 03-02, based on the Findings;
 - c. Approve Tentative Tract Map No. 15738 and Precise Plan of Design No. 04-08 based on the Findings, and subject to the attached Conditions of Approval; and,
 - d. Approve the Development Agreement.
3. **GENERAL PLAN AMENDMENT (GPA) NO. 04-05; ZONE CHANGE (ZC) NO. 04-05; AND CONDITIONAL USE PERMIT (CUP) NO. 05-01 (PUBLIC HEARING ITEM – LIMITED TO 50 MINUTES):** The project is a 60-unit apartment complex proposed for a 3.4-acre site. The proposal includes an amendment to the General Plan Land Use Map from Very High Density to High Density and a Zone Change from Multiple Family Residence Planned Development (R-3) to Multiple-Family Residence (R-3). A Conditional Use Permit (CUP) is required for apartment projects exceeding two stories and the maximum height of thirty-five feet. The project is located west of the Heritage Gardens Convalescent Center on the south side of Barton Road (25271 Barton Road). The project can be accessed from Daisy Avenue off of Benton Street.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend the following actions to the City Council:

- a. Adopt the Mitigated Negative Declaration;
- b. Approve and adopt General Plan Amendment No. 04-05 and Zone Change No. 04-05 based on the Findings; and,
- c. Approve Conditional Use Permit No. 05-01 based on the Findings, and subject to the Conditions of Approval.

NEW ITEMS

- 4. GENERAL PLAN AMENDMENT (GPA) NO. 04-04, ZONE CHANGE (ZC) NO. 04-04, TENTATIVE TRACT MAP NO. 17209, PRECISE PLAN OF DESIGN (PPD) NO. 04-09 AND A DEVELOPMENT AGREEMENT (PUBLIC HEARING ITEM – LIMITED TO 40 MINUTES)** - The project is a 13 unit townhouse project proposed for a 1.46 acre site. The proposal includes an amendment to the General Plan Land Use Map from Medium Density (5.1-10 du/ac) to Medium Density (5.1-9 du/ac) and a Zone Change from R-2 Duplex to Planned Community (PC). A Tentative Tract Map is required to subdivide the parcel into 13 lots. A Precise Plan of Design will focus on the housing design and a Development Agreement with the City is needed to meet housing affordability requirements. The project is located between the southern end of San Juan and San Mateo Drive, north of Barton Road (APN 0284-071-16-19,21,22,32). The proposed project and subject site are not listed in the California Hazardous Waste and Substances Site List (Cortese List) pursuant to Government Code Section 65962.5(E).

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend the following actions to the City Council:

- a. Adopt the Mitigated Negative Declaration;
- b. Approve and adopt General Plan Amendment No. 04-04 and Zone Change No. 04-04 (with the Planned Community document) based on the Findings;
- c. Approve Tentative Tract Map No. 17209 and Precise Plan of Design No. 04-09 based on the Findings, subject to the attached Conditions of Approval; and
- d. Approve the Development Agreement

- F. APPROVAL OF MINUTES (LIMITED TO 10 MINUTES)** - Minutes of the Regular Meeting of March 2, 2005.

G. REPORTS BY THE PLANNING COMMISSIONERS

H. COMMUNITY DEVELOPMENT DIRECTOR REPORT

- I. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.